127.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,066,100 / 1,066,100
					USE VALUE:	1,066,100 / 1,066,100
					ASSESSED:	1,066,100 / 1,066,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BATISTA ADERITA P
Owner 2:	SILVA JAIME M & MABILIA P/LIFE
Owner 3:	ESTATE
Street 1:	57 MOULTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BATISTA ADERITA P--ETAL -
Owner 2:	DA SILVA JAIME M & MABILIA -
Street 1:	59 MOULTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3057 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4898.000	669,200		396,900	1,066,100
Total Card	0.112	669,200		396,900	1,066,100
Total Parcel	0.112	669,200		396,900	1,066,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.74 | /Parcel: 348.74

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 81814

GIS Ref

GIS Ref

Insp Date 04/05/18

!9837!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	669,200	0	4,898.	396,900	1,066,100		Year end	12/23/2021
2021	104	FV	638,100	0	4,898.	396,900	1,035,000		Year End Roll	12/10/2020
2020	104	FV	638,200	0	4,898.	396,900	1,035,100	1,035,100	Year End Roll	12/18/2019
2019	104	FV	465,200	0	4,898.	396,900	862,100	862,100	Year End Roll	1/3/2019
2018	104	FV	460,100	0	4,898.	351,500	811,600	811,600	Year End Roll	12/20/2017
2017	104	FV	430,500	0	4,898.	294,800	725,300	725,300	Year End Roll	1/3/2017
2016	104	FV	430,500	0	4,898.	294,800	725,300	725,300	Year End	1/4/2016
2015	104	FV	381,800	0	4,898.	255,100	636,900	636,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:41:33

LAST REV

Date	Time
09/23/21	10:49:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9837

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATISTA ADERITA	1019-12		6/13/2017	Convenience	1	No	No		
	1019-12		9/1/1986		25,000	No	No		A

USER DEFINED

Prior Id # 1:	81814
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2031	Re-Roof	11,495	C				
5/30/2005	380	Re-Roof	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
4/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
8/18/2005	Fieldrev-N/C	BR	B Rossignol
12/1/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4898		Sq. Ft.	Site		0	70.	1.16	8									396,857						396,900	

Total AC/HA:	0.11244	Total SF/SM:	4898	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	396,857	Spl Credit		Total:	396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03084874
Const Adj.:	0.98990101
Adj $ / SQ:	183.679
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750267
Depreciation:	81029
Depreciated Total:	669238

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

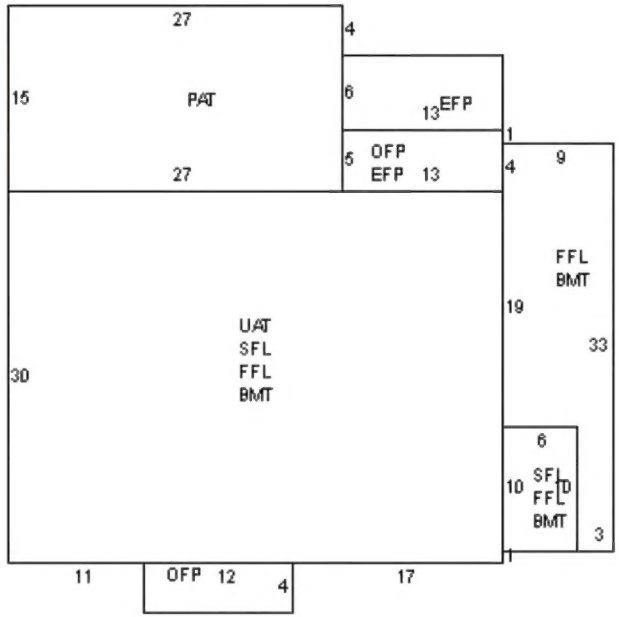
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.68
Special Features:	0	Val/Su Net:	128.32
Final Total:	669200	Val/Su SzAd	242.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,497	55.100	82,490
FFL	First Floor	1,497	183.680	274,967
SFL	Second Floor	1,260	183.680	231,435
PAT	Patio	405	3.140	1,273
UAT	Upper Attic	300	128.580	38,573
EFP	Enclos Porch	143	45.800	6,549
OFP	Open Porch	113	30.790	3,479
	Net Sketched Area:	5,215	Total:	638,766
Size Ad	2757	Gross Area	6115	FinArea 3057

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

127.0-0002-0012.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	